

**DEXTER DOWNTOWN DEVELOPMENT AUTHORITY**  
**MINUTES**  
**SPECIAL WORK SESSION**  
**Tuesday, May 2, 2023**

**1. Call to Order** – Chairman Finn called the meeting to order at 12:07 pm

**2. Roll Call**

Present: Finn, Fitzpatrick, Keough, Becker, Magdich, Mekas, Penn, Schroeder, Willis

Absent: Darnell, Bellas

Also present: Michelle Aniol, Community Development Manager, Carmine Avantini and Justin Sprague (CIB Planning), Brad Strader (MKSK), Sharon Woods (LandUse USA), Marianne Wendt, Recording Secretary.

**3. Non-Arranged Citizen Participation** - None

**4. Strategic Plan Update 2023 Kickoff Meeting**

Mr. Avantini addressed the Board stating the purpose of the meeting was to establish a good planning process and that he would be the primary coordinator.

Mr. Strader stated he would be responsible for pedestrian, bike, and vehicle circulation and would be assisting with public engagement.

Mr. Sprague stated his role and focus would be on economic development implementation.

Mr. Woods outlined her role as the market analysis on the project, which included housing and retail market analyzes.

The CIB Consulting team then reviewed the agenda items and questions, which were included in the packet, with the Board.

The following comments from the Board were voice regarding project expectations:

- We need to know what are we missing to retain and attract residents and businesses? Will be looking to the market data for those answers.
- DDA District is a significant portion of the city. Strategic Plan Update needs include "How the DDA can help City pay for basic city services in the DDA, such as police, fire, etc."
- Need to continue the course set in 2006 Strategic Plan and add to it, including public private partnerships like the 3045 Broad Street project.
- People in Dexter open to public private partnerships, but they want and need to understand the process.
- At a minimum, the DDA should have the policy in place to deal with private developments and we need tools to encourage, facilitate and incentivize development and redevelopment in the DDA District.
- Incorporate public private partnership into the planning process.
- How do we improve implementation?

The following comments from the Board were voice regarding public engagement:

- Need to target young professionals and new residents, not just the "old guard" or those who have lived here forever.
- Would like to engage with visitor and workers who don't live here.
- Important to attract a diverse business
- A developer roundtable may be valuable
- The process Norfolk/Quinn Evans used was suggested as a model for engaging the public.
- Throw a party. Make public engagement an event, like an open house.
- Utilize networking groups, such as Dexter Forum, Chamber of Commerce, Farmers Market, Plein-Air and Dexter Daze Festivals.

The Board indicated a high interest in obtaining all relevant data available, including trend, lifestyle cluster, and school district data. It will be important to drill down on the data to include the importance of our trails/nature areas.

CIB will bring back a plan for public engagement based on the feedback from the Board, a project schedule and table of contents for the DDA Development and TIF Plans.

**5. Non-Arranged Citizen Participation** - None

**6. Adjournment**

Motion by Mekas with support by Magdich to adjournment the meeting at 1:36 pm.

Motion carries by voice vote, with Darnell and Bellas absent.

Respectfully submitted,

Approved for filing: May 18, 2023

Marianne Wendt  
Recording Secretary  
City of Dexter